

**MILLIS COMMUNITY PRESERVATION COMMITTEE  
MEETING MINUTES  
MARCH 4, 2021  
VIRTUAL/REMOTE MEETING VIA ZOOM PLATFORM**

The remote ZOOM meeting was called to order at 6:36 p.m. by Mr. Nathan Maltinsky, Chair.

Members present:     Nathan Maltinsky, Chair  
                             David Baker , At-Large Member  
                             Carol Hayes, Conservation Commission Rep.  
                             James McKay, At-Large Member  
                             Pamela Rheaume-Mustard, Recreation Dept. Rep.  
                             Nicole Riley, Planning Board Rep.  
                             Erin Underhill, Select Board Rep.

Members absent:     Wendy Barry, Treasurer  
                             Raymond Normandin, Housing Authority Rep.  
                             Shawn Power, Finance Comm. Liaison

Also present:         Brian Nichols, 47 Grove St.  
                             Richard Nichols, 47 Grove St.  
                             Stephen MacInnes, Oak Grove Farm Commission  
                             John McAvoy, Oak Grove Farm Commission

**Millis High School Dugout Project (File No. 2021-001), Continued  
Brian Nichols - Senior Project**

Mr. Brian Nichols, a senior at Millis High School, presented his revised funding request application as requested. He stated that he submitted the additional information that the Committee had requested. Mr. Maltinsky stated that he did follow up with Mr. Saginor of the Community Preservation Coalition and this is an allowable use of CPA funds for the property. Mr. Maltinsky cautioned Mr. Nichols that he could proceed at his own risk as the funding request does have to be approved at Town Meeting in May.

On a motion made by Mr. Baker, seconded by Ms. Riley, it was unanimously voted (7-0) to approve **\$10,300.00** from the Open Space/Recreation Resource Reserve Fund **for the Millis High School Dugout Senior Project/Brian Nichols.**

The Community Preservation Committee **recommends approval** of the above article as written above at the annual Spring 2021 Town Meeting.

**Oak Grove Farm Playground  
Stephen MacInnes – Oak Grove Farm Commission  
Informal Discussion**

Mr. MacInnes stated that on February 22, 2021, the Oak Grove Farm Commission received word that some funding they were hoping to receive has now “become unavailable.” They are hoping to acquire some CPA funding for upgrades/work on the Oak Grove Farm playground. The playground is in disrepair and needs site work. The history of the playground was discussed. Mr. MacInnes presented two sketch plans of the

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playground prepared by Legacy Engineering, dated February 26, 2021. Many updates need to be made, Mr. MacInnes stated; such as removal and replacement for wooden timbers surrounding the structure; excavation; playground safety surfacing; handicap accessibility; and drainage.

Mr. Maltinsky stated that, in his opinion, the CPC and community would support such a project. It was requested that Mr. MacInnes/Oak Grove Farm Commission prepare a full scope/plan, with Phases if necessary, for the work proposed in total and file a formal funding request with supporting documentation.

**Chapter 61A Land – Village Street  
Informal Discussion**

Ms. Underhill updated the Committee members on the discussion held at the Select Board public hearing on the Village Street property. She stated that discussion will continue at the next Select Board meeting. According to Ms. Underhill, CPA funds may be an option, however, “nothing has been decided yet.” The use of CPA funds would limit the use of the land.

Mr. Baker stated his opinion that when properties such as this are purchased, there are no funds to maintain it. He discussed the Dewey property, which was purchased with CPA funds, and is under the jurisdiction of the Conservation Commission. A group to oversee the property was never funded, he said. Mr. McKay raised concerns over the buildings and old equipment on the property that the Town would then have to remove if purchased; and what would that cost be. He questioned whether any soil testing or research had been done on the property. A main concern of the members was what would the cost be to the taxpayers if the Town purchased the land. The Committee will wait to see what transpires at the next Select Board meeting.

**Other Business:**

**Annual CPC Housekeeping Article - Appropriation of FY2022 Funds**

On a motion made by Mr. McKay, seconded by Mr. Baker, it was unanimously voted (7-0) in favor making the following appropriations and transfers as provided by the Finance Department from the Community Preservation Fund as follows:

Appropriations:

From 2022 estimated revenues for Committee Administrative Expenses	\$12,549.00
(To be divided equally: \$6,274.50 CPC Salary Account: \$6,274.50 CPC Expenses)	
From Undesignated Fund Balance for Long Term Debt- Principal	\$20,000.00
From Undesignated Fund Balance for Long Term Debt- Interest	\$ 9,950.00

Reserves:

From FY2022 estimated revenues for Historic Resources Reserve	\$25,098.00
From FY2022 estimated revenues for Community Housing Reserve	\$25,098.00
From FY2022 estimated revenues for Open Space Reserve	\$25,098.00
From FY2022 estimated revenues for Budgeted Reserve	\$80,000.00

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The Community Preservation Committee **recommends approval** of the above article as written above at the annual Spring 2021 Town Meeting.

**Minutes**

On a motion made by Mr. Baker, seconded by Ms. Underhill, it was voted unanimously to approve the ZOOM meeting minutes of February 4, 2021 as written. By Roll Call Vote: Maltinsky – aye; Baker – aye; Hayes – aye; McKay – aye; Rheaume-Mustard – aye; Riley – aye; Underhill – aye.

**Adjourn**

There being no further discussion and, on a motion, made by Mr. Baker, seconded by Ms. Riley, and voted unanimously, the ZOOM meeting was adjourned at 7:55 p.m. By Roll Call Vote: Maltinsky – aye; Baker – aye; Hayes – aye; McKay – aye; Rheaume-Mustard – aye; Riley – aye; Underhill – aye.

Respectfully submitted,

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*Camille Standley*  
*Administrative Assistant*